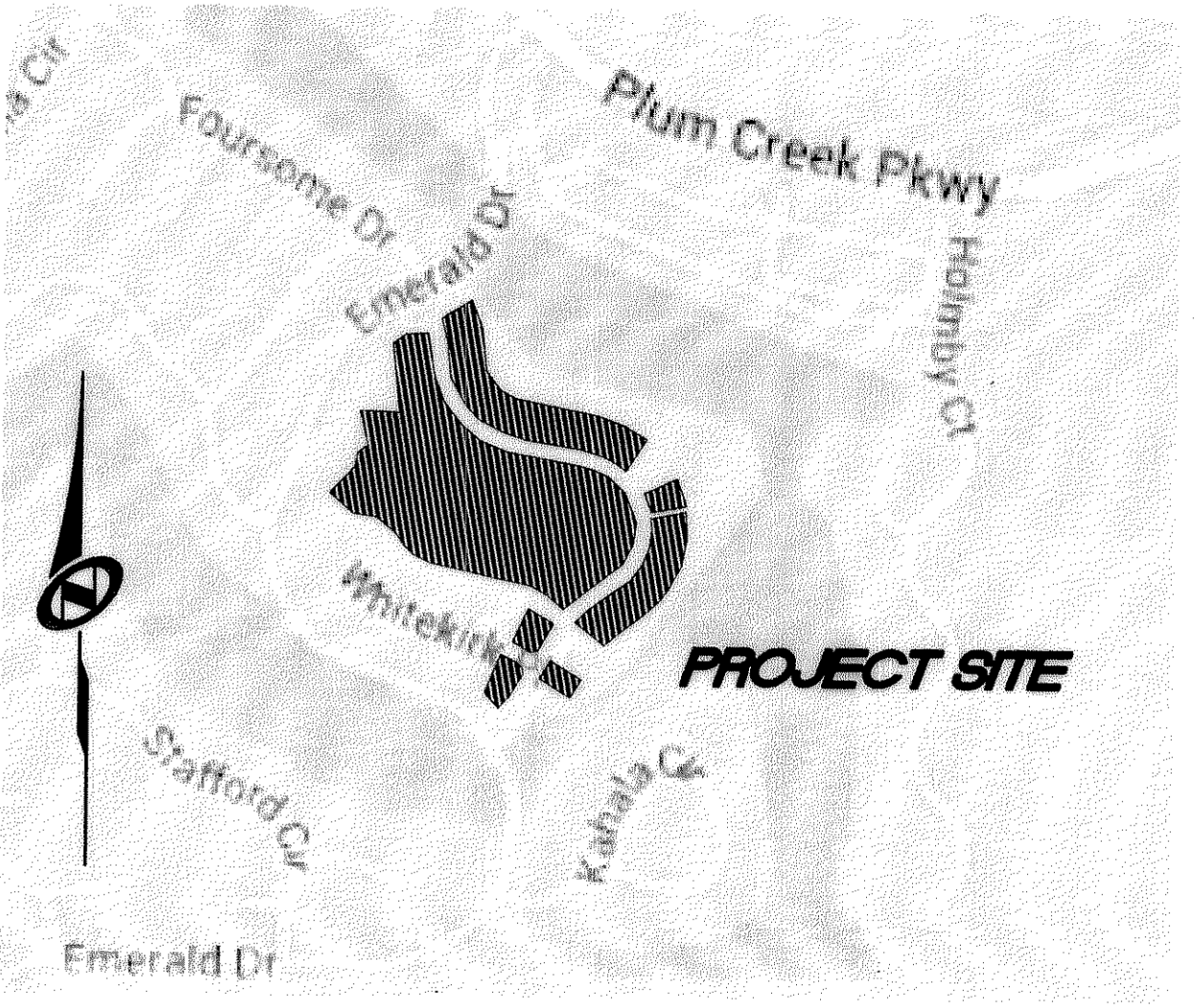


PLUM CREEK FAIRWAY 14 SUBDIVISION FILING NO. 2 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

(FORMERLY PLUM CREEK FAIRWAY 14 SUBDIVISION FILING NO. 2 PRELIMINARY PLAT/FINAL PD SITE PLAN)

THOSE PORTIONS OF SECTIONS 13 AND 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

COVER SHEET SHEET 1 OF 1



VICINITY MAP
1"=2000'

CONTACTS

BOULDER CREEK DIAMOND HEAD LLC
DAVID OYLER
712 MAIN ST
LOUISVILLE, CO 80027
(303) 518-9194
FAX: (303) 544-6099

NOLTE ASSOCIATES
RICK ROME
8000 S. CHESTER ST., SUITE 200
CENTENNIAL, CO 80112
(303) 220-6400
FAX: (303) 220-9001

LEGAL DESCRIPTION:

LOTS 1 THRU 11 BLOCK 1
LOTS 13 THRU 20 BLOCK 1
LOT 23 BLOCK 1
LOTS 1 THRU 37 BLOCK 2
LOT 57 BLOCK 2

PLUM CREEK FAIRWAY 14 SUBDIVISION FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

BOULDER CREEK DIAMOND HEAD LLC, A COLORADO LIMITED LIABILITY COMPANY
Steven A. Erickson
SIGNED THIS 19th DAY OF December 2013.
STEVEN A. ERICKSON, AUTHORIZED SIGNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF December 20 13 BY STEVEN A. ERICKSON AS AUTHORIZED SIGNER OF BOULDER CREEK DIAMOND HEAD LLC, A COLORADO LIMITED LIABILITY CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
Debbie K. Barker
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-10-14

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARIES OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JUNE 5, 2013 AT RECEPTION NO. 2013046604 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTION OF THIS DOCUMENT.

BC REAL ESTATE FUNDING LLC
Eric Kamisher
ERIC KAMISHER, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF December 20 13 BY ERIC KAMISHER AS MANAGER OF BC REAL ESTATE FUNDING LLC, A COLORADO LIMITED LIABILITY CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
Kim Aborn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/2017

MILE HIGH BANKS - BOULDER BRANCH
3002 BLUFF ST, SUITE 100
BOULDER, CO 80301

Miles Stephens
ITS: SVP

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF December 20 13 BY Miles Stephens OF MILE HIGH BANKS AS SVP

WITNESS MY HAND AND OFFICIAL SEAL.
Debbie K. Barker
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-10-14

BENCHMARK

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, A STANDARD DISK STAMPED N - 337 1952 ELEVATION 6282.799. LOCATED 0.1 MILE SOUTH OF MILE POST 34; 16 FEET WEST OF THE WEST RAIL, 6 FEET BELOW THE TOP OF THE RAILS; MONUMENT IS SET IN THE TOP NORTH END OF THE WEST HEAD WALL OF A CONCRETE CULVERT.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED ON THE NORTH BY #4 REBAR PER PLAYERS CROSSING AT PLUM CREEK VILLAGES SUBDIVISION FILING NO. 1 AND AS MONUMENTED ON THE SOUTH BY A #4 REBAR PER MONUMENT RECORD, RECORDED BY D.F. GORSO L.S.16109, DATED 7/22/82 AS SHOWN HEREON. THE BEARING OF SAID LINE IS SOUTH 01°09'48" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PURPOSE STATEMENT:

THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE SETBACKS FOR THE DESIGNATED DEVELOPMENT

TITLE CERTIFICATE

Timothy National Title
AN AUTHORIZED REPRESENTATIVE OF BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Timothy National Title
AUTHORIZED REPRESENTATIVE
TITLE COMPANY

SIGNED THIS 21st DAY OF December, 20 13

PLANNING COMMISSION APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____ 20__

Michael J. Traczak
CHAIR 1-14-2014
DATE

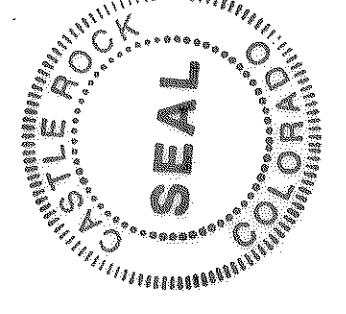
ATTEST:
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES 1/14/14
DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____ 20__

Paul Donohue
MAYOR 1-27-14
DATE

ATTEST:
Sally A. Murr
TOWN CLERK 1-27-14
DATE



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:26 PM ON THE 29th DAY OF January, AT RECEPTION NO. 2014004880

DOUGLAS COUNTY CLERK AND RECORDER
BY: *Tulayun Lou*
DEPUTY



UNOFFICIAL COPY
SHEET INDEX
1 OF 1 COVER SHEET

EMERGENCY ACCESS NOTES:

- ACCESS WILL BE DESIGNED, CONSTRUCTED AND MAINTAINED IN GOOD AND OPERABLE CONDITION AND ACCESSIBLE AT ALL TIMES PER FIRE DEPARTMENT REQUIREMENTS.
- EASEMENTS WILL BE:
 - PROVIDED WITH AN ALL WEATHER SURFACE, INCLUDING CURB RAMP AT EACH END
 - CAPABLE OF SUPPORTING A MINIMUM OF 75,000 POUNDS.
 - PROVIDED WITH CONTROLLED ACCESS AT EACH END IN A MANNER APPROVED BY OUR DEPARTMENT.
- SIGNS IDENTIFYING THE ACCESS WILL BE POSTED AND MAINTAINED PER FIRE DEPARTMENT REQUIREMENTS.
- THE EASEMENT WILL BE MAINTAINED BY, AND AT THE EXPENSE OF, THE DEVELOPER OR HOMEOWNERS' ASSOCIATION, AS APPROPRIATE.
- SHOULD THE EASEMENT BECOME UNUSABLE AS DETERMINED BY THE FIRE DEPARTMENT, THE FIRE DEPARTMENT SHALL HAVE THE RIGHT TO REQUIRE THE INSTALLATION OF INTERIOR RESIDENTIAL SPRINKLER SYSTEMS IN EXISTING HOMES AFFECTED BY THE EASEMENT.

UTILITY PROVIDERS

WATER	TOWN OF CASTLE ROCK
SEWER	TOWN OF CASTLE ROCK
GAS	BLACK HILLS ENERGY
ELECTRICITY	I.R.E.A.
TELEPHONE	CENTURY LINK
CATV	COMCAST

LAND USE REQUIREMENTS

MAXIMUM LOT SIZE	10,851 SQ.FT.
AVERAGE LOT SIZE	8,224 SQ.FT.
MINIMUM LOT SIZE	6,881 SQ.FT.
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM OFF STREET PARKING	2 SPACES(GARAGE) 2 SPACES(DRIVEWAY)
NO. OF DWELLINGS/LOTS	58 LOTS
NET DENSITY	5.3 D/U
GROSS DENSITY	3.2 D/U

LAND USE SUMMARY:

SINGLE FAMILY LOTS	15.671 ACRES	58.7 %
TRACTS A, B, C, D AND E (OPEN SPACE)	6.996 ACRES	26.3 %
RIGHT-OF-WAY DEDICATION	3.987 ACRES	15.0 %
TOTAL SITE AREA	26.654 ACRES	100 %

NOTES:

- PER SECTION XV OF ORDINANCE 3.77 OF THE PLUM CREEK P.U.D. MAXIMUM BUILDABLE SLOPES (FOR THIS PD PLAN AREA) SHALL NOT EXCEED 20% IN AREAS WHERE SLOPES EXCEED 20% APPROPRIATE ENGINEERING FOR INDIVIDUAL BUILDING FOUNDATIONS WILL BE REQUIRED.
- TRACTS A, B, C, D AND E ARE FOR OPEN SPACE, ACCESS, DRAINAGE AND UTILITY PURPOSES. THEY WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE TOWN OF CASTLE ROCK HAS THE RIGHT OF ENTRY TO MAINTAIN UTILITIES & DRAINAGE IF THE HOMEOWNERS ASSOCIATION FAILS TO DO SO.
- EXISTING ZONING - PLUM CREEK PUD: TH - 6 - RESIDENTIAL TOWNHOUSE, 6-14 DU./AC. TH-7 - RESIDENTIAL TOWNHOUSE, 6-14 DU./AC. SF - 4 - SINGLE FAMILY RESIDENTIAL, 2.5-6 DU./AC.
- PROPOSED ZONING - CONSISTENT WITH THE EXISTING PLUM CREEK P.U.D.
- THERE ARE NO F.E.M.A. FLOOD PLAIN LINES WITHIN THIS SUBDIVISION.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE BUILT TO THE TOWN OF CASTLE ROCK STANDARDS WITH A RIGHT-OF WAY WIDTH OF 50' AND A FLOWLINE TO FLOWLINE WIDTH OF 36'.
- APPROVAL OF THE SITE DEVELOPMENT PLAN AMENDMENT DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN STANDARDS. ALL DEVIATIONS FROM TOWN STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- A TOTAL NUMBER OF 58 SINGLE FAMILY EQUIVALENTS (SFE) WILL BE REQUIRED WITH THIS DEVELOPMENT.
- LOTS 20 AND 23, BLOCK 1, ARE RESTRICTED TO FRONT ENTRY GARAGES ONLY AND A 20 FOOT FRONT SETBACK.
- LOTS 27-30, BLOCK 2, ARE RESTRICTED TO A REAR DECK SETBACK OF 19 FEET (DECKS, INCLUDING STAIRS, HIGHER THAN 30 INCHES FROM GRADE MAY NOT ENCRoACH INTO REQUIRED SETBACK).

REVISED: 10-23-13
PROJECT NO. SDP13-0024

NOLTE ENGINEERS 8000 S CHESTER ST SUITE 200 CENTENNIAL CO. 80112 303.220.6400 TEL. 303.220.9001 FAX. www.nolte.com	OWNER BOULDER CREEK DIAMOND HEAD, LLC A COLORADO LIMITED LIABILITY COMPANY 712 MAIN ST. LOUISVILLE, COLORADO 80027	DATE OF PREPARATION: 10-15-2001 SCALE: N/A
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